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Meeting Minutes 03/01/2005

APPROVED

TOWN OF ARLINGTON
MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, MARCH 1, 2005

PRESENT: William Shea, Vice Chair Mark Miano

Robert Juusola Suzanne Owayda

ABSENT: Thomas Caccavaro Charles Stretton

John Cole Brian Sullivan

Kathleen Donovan

PARTICIPANTS: Stefan Chaires, DRA

Steve Rusteika, PMA

Alan Reedy & Heather Thomas – Dallin Safety Committee

CALL TO ORDER: 7:30 p.m.

Please note the absence of a quorum.

DALLIN SCHOOL UPDATE – S. CHAIRES/S. RUSTEIKA

- Mr. Rusteika distributed a Dallin construction Status Report prepared by PMA Construction Services. Mr. Chaires reviewed the major items included in the report. Mr. Rusteika noted that, on the latest schedule update, the contractor is forecasting a little earlier substantial completion date.

- Highlights of the report include:

- o The structural steel is essentially up in all areas.
- o The roof decking is up with the exception of the gym, administration, and library.
- o Exterior framing and sheathing is ongoing, and blocking for the windows is proceeding.
- o A cost summary with a breakdown of expenses encumbered on the overall contract is included as well as a list of change proposals that are currently under review.

DALLIN SAFETY & ACCESS ISSUES – A. REEDY

- Mr. Reedy introduced himself to the committee as a representative of an ad hoc committee formed to address certain safety and access issues in the vicinity of the Dallin School. Heather Thomas who is involved in the Dallin Safe Schools program was also present. Mr. Reedy indicated that a member of their group is also associated with the Transportation Advisory Committee.

- A lot of work has been done by the committee to summarize suggested improvements to signage and crosswalks in the area.

Mr. Reedy noted that many streets in the area have no sidewalks or have discontinued sidewalks. There are very few formal curbs in the area and very little handicapped access off sidewalks (most notably in front of the school).

- Mr. Reedy's committee would like to pursue three programs to improve the situation.

o The first step would be to talk to the PTBC to get advice and to find out what would be considered within the scope of the Dallin rebuild project.

o The second is that there are a series of low-cost improvements that could be made to areas outside the immediate vicinity through the Board of Selectmen who would in turn direct the Town Manager to take action.

o The third issue would be to address the funding of sidewalks.

- Mr. Chaires reviewed the Dallin plans with those in attendance. He said that, if it made sense, it would be possible to relocate the curb cut. It might also be possible to add another curb cut for a small additional cost if the town planned to upgrade the sidewalks across the street. Mr. Juusola reminded Mr. Reedy that, while the PTBC was in favor of the group's suggestions, the jurisdiction of the PTBC ended at the property line.

- Mr. Chaires will get a copy of the Dallin plans to the safety committee. Mr. Reedy has requested permission to come back to future PTBC meetings to present some ideas.

Minutes – PTBC – March 1, 2005**DALLIN PROJECT MANAGER – S. RUSTEIKA**

- Mr. Rusteika has spoken to John Cole about introducing the idea of someone different being on the construction site full time. PMA has the opportunity to give Kevin Nigro more responsibilities on another project. The new person (Rich Maher) would be on site, and Kevin Nigro would oversee him and remain involved and available. PMA will send a formal letter to the committee with regard to the matter. Mr. Shea requested Mr. Maher's attendance at the next meeting (March 15th).

DALLIN – BUILDING INSPECTOR

- According to Mr. Chaires, the Building Inspector would like to perform some inspections that are not required by code but at his option to complete. The Building Inspector was never notified by Castagna when certain inspections could take place, and he feels that it is DRA's responsibility

to contact him. While this is not the architect's responsibility, Mr. Chaires noted that the Building Inspector has been receiving the GZA and Thompson & Lichtner reports from DRA. Mr. Shea will arrange to visit the Building Inspector in an effort to clarify the issue.

PEIRCE UPDATE

- DCAM Evaluation - Mr. Chaires has preliminarily filled out the mandatory evaluation form with regard to the Peirce construction contractor. He said that he had tabulated what he felt was a reasonable grade for performance. He has sent a draft to Rob Juusola for his comments.

- Boiler – Mr. Miano said that, while they have a theory, they could not come up with an answer to the question of why the freeze stats popped.

- Variance on Ramp – The architect has sent the variance application form for the ramp in question. There has been no response as yet. Mr. Jack Jones and Mr. Bruce Bruneau were informed that the application was issued.

EMERGENCY GENERATOR

- Mr. Miano was contacted by the Board of Health (Christine Connolly) and the Fire Department (Wayne Springer). In an effort to begin planning for emergency shelters, they are hoping to install two generators at two different school sites and are questioning whether the PTBC plan includes installation of emergency generators in any of the schools. According to the PTBC, because there is significant expense and mechanical problems associated with generators, there is no current plan to install any generators. Mr. Juusola noted that it would be important to anyone planning to set up a shelter to understand the scope of the issue as areas designated as shelters must meet certain standards. In response to the inquiry by the Board of Health and the Fire Department, Mr. Shea said that once they have a determination as to the requirements to establish a shelter the PTBC would see if it could be incorporated into the Stratton School plans.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Marie Carroll